

AGENDA
PLANNING AND ENVIRONMENTAL REVIEW BOARD (PERB)
Thursday Meeting – December 4, 2003
Department of Planning and Land Use Hearing Room
5201 Ruffin Road, Suite B
San Diego, CA 92123 - 8:30 a.m.

For further information, call (858) 694-3816.

Those persons wishing to address the Board on any item are required to fill out a speaker's slip and to verbally give their names and addresses before making their presentation.

No writings of more than one page in length, submitted by any member of the public or County staff shall be received as evidence by the PERB unless it is filed with the Secretary of the PERB no later than 3:00 p.m. on the day prior to the item on which the handout relates is scheduled for consideration. For good cause shown, the PERB may receive as evidence writings which have not been timely filed with the Secretary. The PERB may impose reasonable conditions on receiving late-filed writings, including that the item be continued.

A limited number of staff reports are available at the Board meeting.

A proponent or protestant of record may appeal a final decision of the PERB. The appeal needs to be filed within 10 calendar days of the hearing except that an appeal of a Time Extension for a Tentative Map must be filed within 15 days. The appeal can be filed between 8:00 a.m. and 4:00 p.m. with the Department of Planning and Land Use at 5201 Ruffin Road, Suite B, San Diego, California 92123. If the last day of the appeal period falls on a weekend or County Holiday, an appeal will be accepted for filing until 4:00 p.m. on the next day the County is open for business. The fee for an appeal that will be heard before the Planning Commission is \$750.00. The fee is \$500.00 for an appeal that is heard by the Board of Supervisors. (NOTE: Staff recommendations are preliminary and subject to change.)

ROLL CALL

RULES AND PROCEDURES

A final decision may be made by the Board today on Planning and Environmental Review Board items. Environmental impact requirements will be decided and major issues identified.

1.

Type: Tentative Map	Case No. TM 5164RPL ³
Owner/Applicant: Leung	ENVIRONMENTAL STATUS: A Negative Declaration has been prepared and advertised.
Agent: Stewart	
Project Manager: Raya	Analyst: Monzon
WN No. 5395	Log No. 99-14-001

SITE/PROJECT DESCRIPTION

Community: Lakeside	Location: Lake Jennings Park Road and El Monte Road	Thomas Bros.: 1232/D3
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Project: The application proposes a subdivision of 17.14 gross acres into 26 lots; 25 residential lots measuring between 6,000 and 26,800 square feet and 1 open space lot measuring 10 acres. Access to the lots within the subdivision is via a proposed public road easement from Lake Jennings Park Road, an existing public road.

Site: The site has an average slope of 10 percent and is mostly undisturbed with a small barren area. The project site contains areas of steep slopes and biological resources such as Coastal sage scrub, the California gnatcatcher, the Coastal cactus wren, and non-native grassland.

PUBLIC REQUEST TO BE HEARD

This Agenda is now available on the County of San Diego's web site at "www.co.san-diego.ca.us". Visit the Department of Planning and Land Use web page at "www.sdcdplu.org".

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